

**IN THE UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF PENNSYLVANIA**

In Re:	:	Bankruptcy No. 19-22415-CMB
Cynthia Ann Freund f/k/a Cynthia Ann Sorg	:	Chapter 7
Debtor	:	
	:	
THE BANK OF NEW YORK MELLON	:	
F/K/A THE BANK OF NEW YORK, AS	:	
TRUSTEE FOR THE	:	
CERTIFICATEHOLDERS CWALT, INC.,	:	Related to Doc. No. 19
ALTERNATIVE LOAN TRUST	:	
2006-18CB, MORTGAGE	:	
PASS-THROUGH CERTIFICATES,	:	
SERIES 2006-18CB c/o NewRez LLC d/b/a:	:	
Shellpoint Mortgage Servicing	:	
	:	
Movant	:	
vs.	:	
	:	
Cynthia Ann Freund f/k/a Cynthia Ann Sorg	:	
	:	
Debtor/Respondent	:	ENTERED BY DEFAULT
	:	
Natalie Lutz Cardiello	:	
Trustee/Respondent	:	

ORDER GRANTING RELIEF FROM THE AUTOMATIC STAY

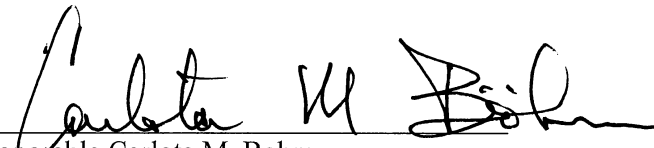
AND NOW, this 19th day of September 2019, upon the Motion of
Movant THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN
TRUST 2006-18CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-18CB
c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing, for Relief from the Automatic Stay, it is
hereby:

ORDERED AND DECREED THAT the automatic stay in effect pursuant to 11 U.S.C. § 362(a), is hereby modified/terminated for cause pursuant to 11 U.S.C. § 362d as to the Movant, its agents, assigns or successors in interest, so that the Movant, its agents, assigns or successors in interest, may take any and all action under applicable state law to exercise its remedies against the Premises described as 248 W. Penn/401 Buff Street, Butler, PA 16001, including but not limited to foreclosure of its mortgage on the Premises; and it is further

~~**ORDERED**, that the 14 day stay invoked pursuant to F.R.B.P. 4001(a)(3) is hereby waived, and it is further~~

ORDERED, that the order be binding and effective despite any conversion of this bankruptcy case to case under any other chapter of Title 11 of the United States Code.

Dated: 08/16/2019


Honorable Carlota M. Bohm
Chief U.S. Bankruptcy Judge

FILED
9/19/19 10:17 am
CLERK
U.S. BANKRUPTCY
COURT - WDPA

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
Western District of Pennsylvania

In re:
Cynthia Ann Freund
Debtor

Case No. 19-22415-CMB
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-2

User: dric
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Sep 19, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 21, 2019.

db #+Cynthia Ann Freund, 141 Monks Rd, Saxonburg, PA 16056-2419

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 21, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 19, 2019 at the address(es) listed below:

James Warmbrodt on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,
AS TRUSTEE (CWALT 2005-10CB) bkggroup@kmlawgroup.com
Malcolm L. Pollard on behalf of Debtor Cynthia Ann Freund mactk72@gmail.com
Natalie Lutz Cardiello ncardiello@comcast.net, ncardiello@ecf.axosfs.com
Nicole Bernadette Labletta on behalf of Creditor THE BANK OF NEW YORK MELLON et al c/o NewRez
LLC d/b/a Shellpoint Mortgage Servicing Nlabletta@pincuslaw.com, brausch@pincuslaw.com
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov

TOTAL: 5